



*Bernard C. "Jack" Young
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



*Chris Ryer
Director*

June 11, 2019

REQUEST: Demolition Hearing I – Determination of Historic Significance

ADDRESS: 5002 Frederick Ave. – Patricia Grace Thomas Inn, Sankofa CDC, Museum of the National Roadway (Baltimore City Landmark)

RECOMMENDATION: Determination that the stone portion of the structure still retains its historic significance

STAFF: Lauren Schiszik

PETITIONER(S): Baltimore Department of Housing and Community Development

OWNER: Mayor and City Council

SITE/HISTORIC DISTRICT

General Area:

The property is located on the north side of Frederick Avenue in the western portion of the City. Frederick Avenue was historically a toll road, leading to Frederick, Maryland as early as the late 1700s. It later became the National Road. Immediately adjacent to this property are two undeveloped lots that were historically a part of this property; one of which appears to have served as an agricultural field. Located immediately north of this property is the former Athol estate, later known as the Gundry-Glass Sanatorium, which is also owned by DHCD and is currently vacant. This parcel was historically part of the Athol estate. To the south across Frederick Ave. are garden apartments. Immediately to the east is an undeveloped lot; and further to the east are early 20th century daylight rowhouses on S. Wickham St. To the immediate west is an early 20th century masonry four square building.

Site Conditions:

The property comprises of a large lot with a historic stone house facing Frederick Ave. The five bay wide, two-and-half story, double pile house is constructed of stone. There used to be a late 19th century one-story porch attached to the front of the building, which was demolished in 2018. The main portion of the stone house was constructed in the first quarter of the 19th century, based on physical evidence and documentary records. In an 1820 sale of the property, it was described as a farm with an attached tavern establishment; by 1827, the property was described as a "tavern house and all other improvements". There have been multiple additions to the building over two centuries, including a rear two-story addition constructed sometime in the mid 19th-century that extended the side stone wall. This ell addition has a central Gothic-style

dormer. Likely concurrently, a central gable dormer was added to the facade, as was a one story front porch that featured ornamental scrollwork. There are also two frame two-story additions on the rear that likely date to the 19th century. Two frame one-story additions were demolished. Other additions include a one-story bay window on the east elevation, and a decorative frame porch on the west elevation. There are architectural elements that are stylistically from the Federal, Greek Revival, and Gothic Revival periods. The building is vacant, and overgrown with heavy vegetation. Following a partial collapse of a portion of the front wall in July 2018, HABCO demolished the late 19th century porch and constructed a temporary structural infill in the collapsed portion of the front wall. Historical maps show that there were multiple outbuildings on the property during the 19th and early 20th centuries.

Structural analysis of the building has been conducted by KCI Technologies Inc. on March 11, 2019 at the request of the Baltimore City Department of Housing and Community Development. This report is available to the Commission on the WIX site.

The engineers have determined that the building is in poor condition overall. They state that “[t]he house has been abandoned long enough to allow vegetation to grow and entangle itself within the structure. Plant growth covers approximately 70% to 80% of the exterior walls. Overall the building was observed to be in poor condition with the majority of the structural wood framing showing signs of section loss, wood rot, and inadequate connections at floor levels.” They determined that the stone walls of the original building were in fair condition, but required repair before they could be serviceable. The frame walls of the additions were found to be unstable, with wood rot and decay. There are holes in the roof of the original stone portion of the building and in the roofs of the frame additions.

Their major findings are as follows:

Stone walls - “Vegetation needs to be removed from the stone walls for accurate damage assessment. Missing stones will need to be replaced, and all mortar joints with section loss will need to be routed out and re-pointed. The missing wall section at the front of the building will need to be rebuilt for the entire 2 ½ story height and tied into the existing structure.”

Wood framing - “Wood framing throughout the building landmark has lost its structural integrity. KCI recommends that all wood framing be demolished and reconstructed. If any wood framing is to be salvaged, further investigation will need to be completed by a licensed engineer in charge of the design. If the interior wood framing is removed in its entirety, then the General Contractor will need to temporarily support all remaining building elements (i.e., stone walls, etc.) until new framing is erected in order to provide stability to the structure.”

Roof - “The roof overall is severely damaged and has allowed water to infiltrate the structure below. Damages to the roof include weathered shingles and hole openings. KCI assumes that the integrity of the roof framing is compromised. The assumption is based on observed widespread wood rot/decay of interior framing along with the damages seen in the roof. To avoid an investigation of the roof in the future, KCI recommends demolishing the roof in its entirety and rebuilding. The roof above the decorative porch has rusted and should be replaced in-kind.”

Foundations/foundation walls - “Overall the foundations of the main structure were observed to be in serviceable condition. There were several cracks in the foundation walls of the original building footprint which should be patched. Any missing stones will need to be replaced, and all mortar joints with section loss will need to be routed out and re-pointed.”

KCI’s conclusion is that “the majority of the structure is unreliable and will need extensive repair. The original stone walls appear to be the only building element in salvageable condition.”

BACKGROUND

- The property was designated as a Baltimore City Landmark at the request of the owner, New Psalmist Baptist Church, which acquired the property in 2000 and intended to turn it into a community, according to their designation request letter.
- The CDC received a capital grant from the Maryland Historical Trust in 2001 to renovate the structure.
- This is the first review by the full Commission for this site since the Commission considered the landmark designation of the property on June 12, 2001. It was officially designated in 2002.
- This property was traded to the Mayor and City Council of Baltimore in 2006 in a bundle of four properties including 2 N. Wickham Rd. (the former Gundry-Glass Sanatorium), 2 S. Wickham Rd. and 110 S. Wickham Rd. (two undeveloped lots located immediately east of this property) in a land swap with New Psalmist Baptist Church. The church moved from their church at the nearby Uplands Mansion to a new complex at the Seton Business Park.
- The property was issued a vacant housing notice on September 4, 2007.
- The property was offered for sale by DHCD through a Request for Proposals (RFP) process in 2006 and 2016 (and potentially other RFPs also), but there were no viable offers. Other unsolicited bids were also determined to not be viable.
- Following a partial collapse of the stone front wall and front porch in July 2018, HABCO completed emergency demolition of the front porch and stabilization of the stone facade.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to demolish the building.

- Conformity to Guidelines: The proposed demolition is being considered under Guidelines 6.7 Demolition. The first step of the demolition review process is a public hearing to determine if the building continues to meet criteria for designation as a local landmark. If a structure does not meet the criteria, then a Notice to Proceed for demolition shall be issued. If a structure does meet the criteria, staff shall schedule a second public hearing, and the applicant must provide the information requested in the hardship and demolition application.

NEIGHBORHOOD COMMENTS

Staff has notified the following entities: Baltimore Heritage, Inc., Baltimore National Heritage Area, Baltimore AIA, Preservation Maryland, Councilperson Burnett, and surrounding neighborhood associations.

ANALYSIS: When the property was designated as a Baltimore City Landmark under a previous version of CHAP's Landmark Criteria, the building was found to meet the following criteria:

1. Dates from a particular period having significant character, interest, or value, as part of the development, heritage, or culture of the City of Baltimore; or
4. Is significant of the architectural period in which it was built and has distinguishing characteristics of an architectural style, method of construction, or engineering, or is the notable work of a master builder, designer, artist, or architect whose individual genius influences his age; or
5. Contributes information of historical, cultural, or social importance relating to the heritage of the community.
6. Has yielded or may be likely to yield, archaeological information important to history or prehistory.

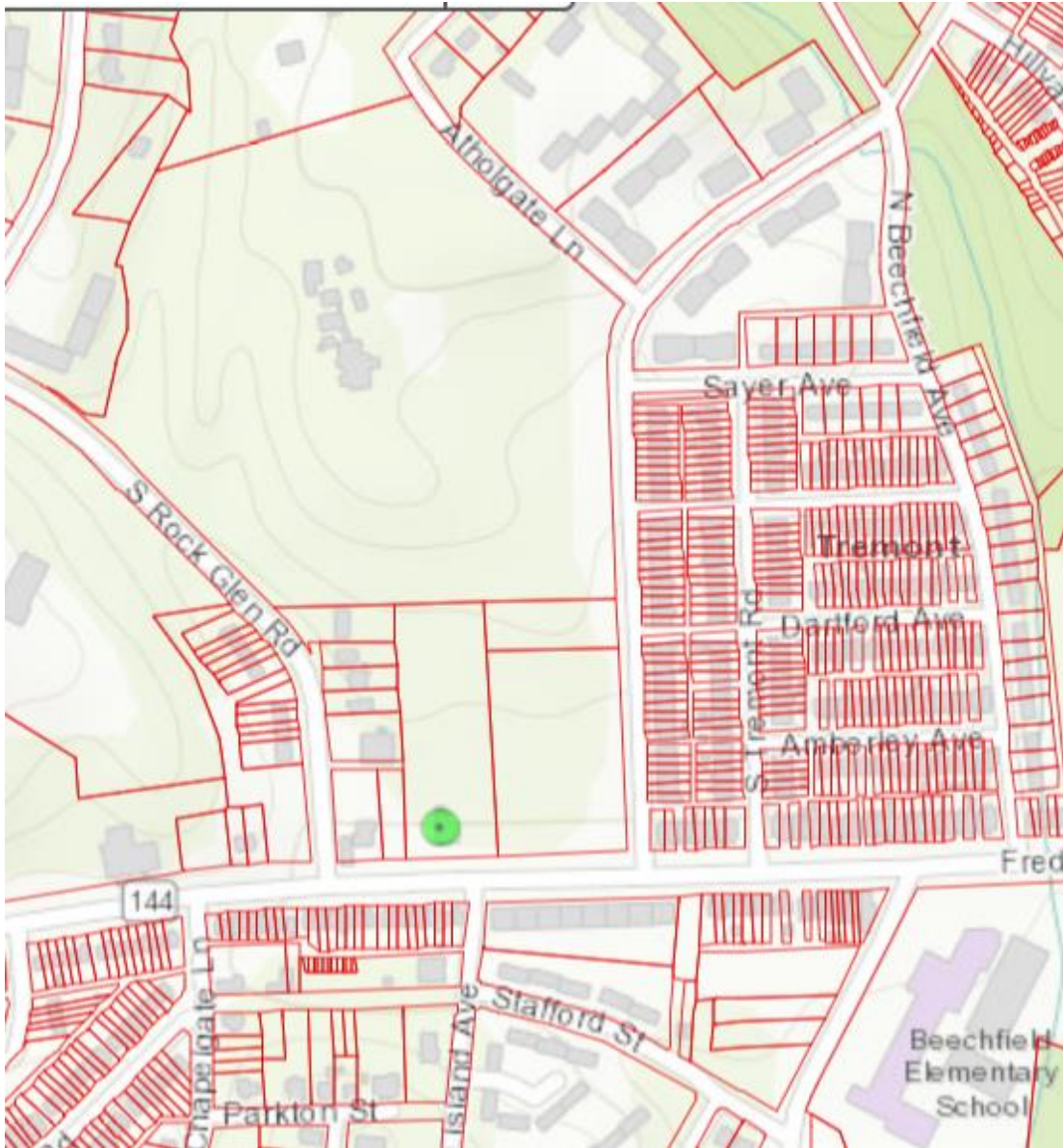
The landmark designation report states that the building was constructed in the early 19th century, and it served as a farmhouse and later a tavern on the National Road. It was determined to be an excellent example of vernacular architecture constructed in the Federal period and remodeled throughout the 19th and early 20th centuries. It illustrates the development of turnpike establishments from the 19th through the 20th century, and the property as a whole contributes to the historic, cultural, social, and archaeological information of this city.

Based on the findings of the structural report completed by KCI, CHAP staff recommends that the Commission find that the stone portions of the building still retain integrity and contribute to the landmark designation. The rear frame additions have lost structural integrity and can be demolished. Staff recommends that the exteriors of the frame additions be documented prior to demolition.

CHAP staff recommends demolition for the rear frame additions which have lost historical integrity due to their deteriorated conditions, and that the stone portions of the structure retain historical integrity.

Eric L. Holcomb
Executive Director

Map of property

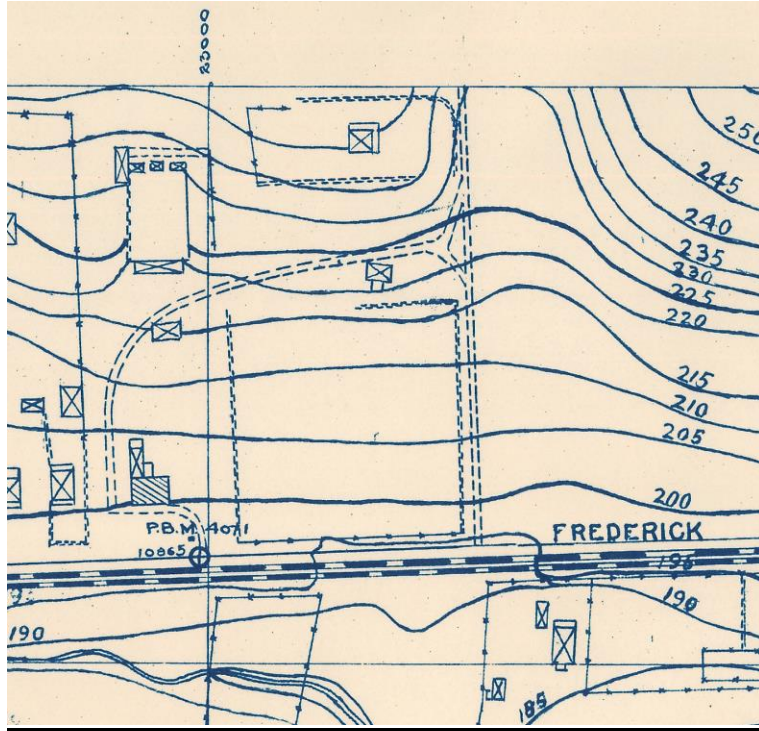


Property outlined in red.

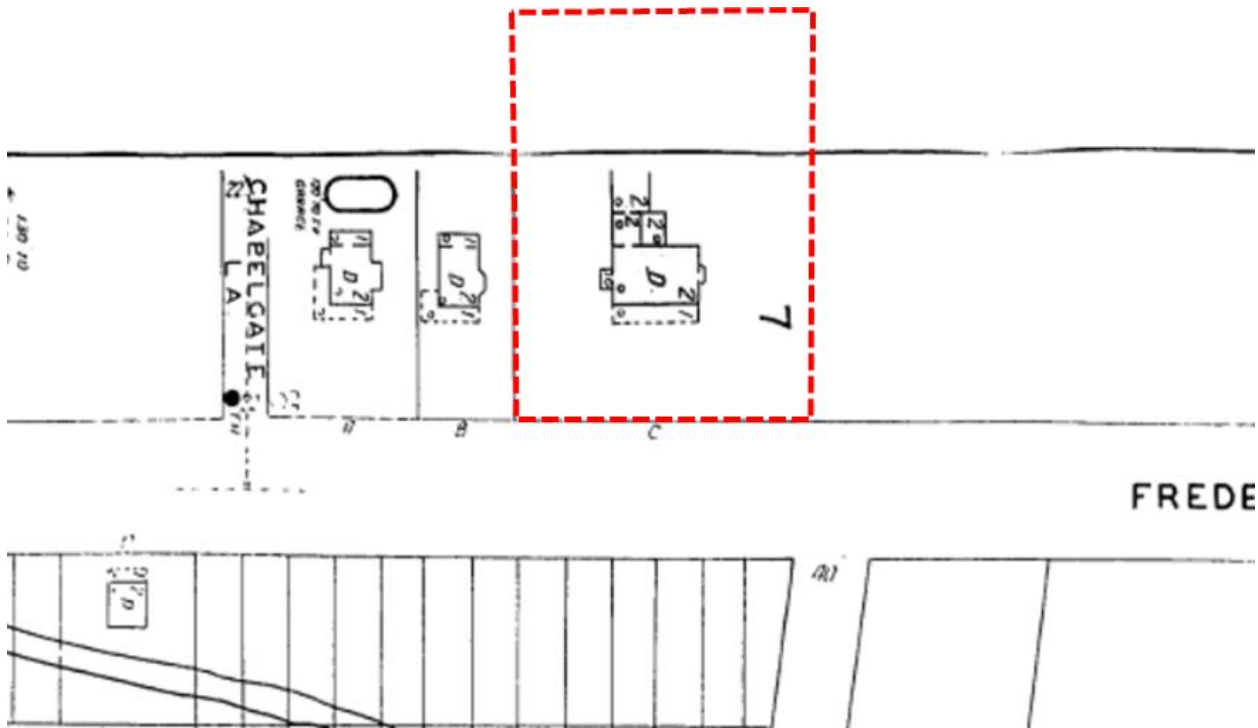
Historic Map of Property



1876 Hopkins Atlas of Baltimore, Maryland and its Environs, Vol. 1. Plate EE,
<http://jhir.library.jhu.edu/handle/1774.2/32648>

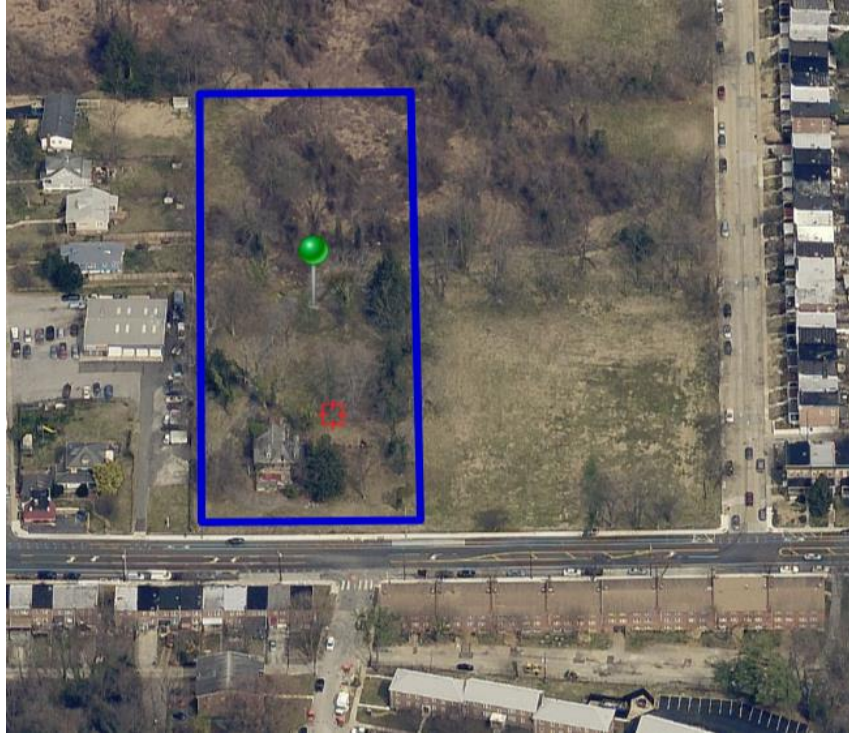


1923 Preliminary Maps, Topographical Survey, Baltimore City, Sheet 2S5W, which depicts the property, including the main house and its many outbuildings. <http://jhir.library.jhu.edu/handle/1774.2/34136>



1928 Sanborn Fire Insurance Map, Baltimore City, Vol. 12, Page 1289.

Aerial Photos of Property



View from South – March 2019



View from South – December 2018



View from West – December 2018



View from North – December 2018

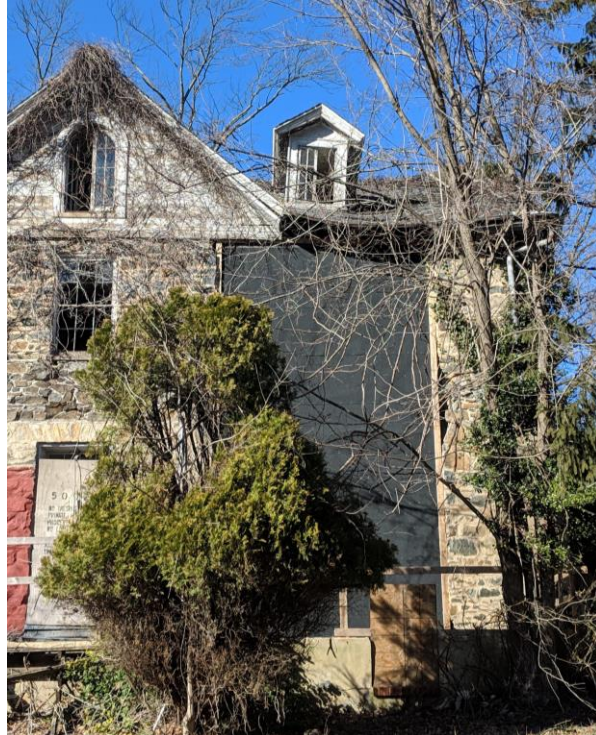


View from East – December 2018

Photos of property



Facade (South elevation), February 25, 2019



Detail of deconstructed, stabilized portion of facade, February 25, 2019



East elevation, February 25, 2019



Frame additions on East elevation, February 25, 2019. There are holes in the roof. A 1 story greenhouse was previously removed from this elevation; the plywood boards delineate where it was attached to the structure.



Rear (north elevation) of stone portion of house, February, 25, 2019.



Rear (north elevation) showing all construction phases of the building), February 25, 2019.



Rear elevation, February 25, 2019. Another one story frame addition was previously demolished on the rear, the removal of which shows several layers of siding including horizontal board and cedar shakes, both of which were later covered with asbestos siding. It is possible that portion that is sided with cedar shakes was originally a side porch that was later filled in.



Panorama of West Elevation, February 25, 2019



West elevation, February 25, 2019



Detail of side porch on west elevation, February 25, 2019.